

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		PALMER ST, ARLINGTON

OWNERSHIP

Owner 1:	CAHILL JOHN & AUDREY/ TRUSTEES
Owner 2:	CAHILL FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	70 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	CAHILL JOHN & AUDREY -
Owner 2:	-
Street 1:	72 PALMER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Stucco Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes		
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7649													G6	1.				
Total AC/HA:		0.00000		Total SF/SM:		0		Parcel LUC:		102		Condo		Prime NB Desc		CONDO		Total:				Spl Credit				Total:			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	681,700			681,700		260945
							GIS Ref
							GIS Ref
Total Card	0.000	681,700			681,700	Entered Lot Size	
Total Parcel	0.000	681,700			681,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		346.92	/Parcel:	346.92	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	681,700	0	.		681,700		Year end	12/23/2021
2021	102	FV	661,100	0	.		661,100		Year End Roll	12/10/2020
2020	102	FV	576,700	0	.		576,700	576,700	Year End Roll	12/18/2019
2019	102	FV	520,500	0	.		520,500	520,500	Year End Roll	1/3/2019
2018	102	FV	459,400	0	.		459,400	459,400	Year End Roll	12/20/2017
2017	102	FV	418,100	0	.		418,100	418,100	Year End Roll	1/3/2017
2016	102	FV	418,100	0	.		418,100	418,100	Year End	1/4/2016
2015	102	FV	424,300	0	.		424,300	424,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILL JOHN & A	75549-195	1	9/4/2020	Convenience	99	No	No		
GIRONDEL DENIS,	64162-169		8/29/2014		440,000	No	No		
GIRONDEL DENIS	43765-284		9/23/2004	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	961	Porch	28,490	C				
1/28/2019	121	Dormers	93,500					
10/16/2018	1514	Dormers	72,650	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Measured	DGM	D Mann
5/28/2020	Permit Visit	DGM	D Mann
6/1/2018	Measured	DGM	D Mann
5/12/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	29329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	19:59:59

LAST REV

Date	Time
10/28/20	08:49:56

danam
15002


